145.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,900 / 722,900
					USE VALUE:	722,900 / 722,900
					ASSESSED:	722,900 / 722,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
237		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOONEY CHRISTINE A
Owner 2:	
Owner 3:	
Street 1:	237 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,011 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4011.000	290,600		432,300	722,900
Total Card	0.092	290,600		432,300	722,900
Total Parcel	0.092	290,600		432,300	722,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.87 | /Parcel: 537.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	94793
GIS Ref	
GIS Ref	
Insp Date	12/01/17

!11308!

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,700	0	4,011.	432,300	723,000	723,000	Year End Roll	12/18/2019
2019	101	FV	232,200	0	4,011.	405,200	637,400	637,400	Year End Roll	1/3/2019
2018	101	FV	232,200	0	4,011.	335,000	567,200	567,200	Year End Roll	12/20/2017
2017	101	FV	232,200	0	4,011.	308,000	540,200	540,200	Year End Roll	1/3/2017
2016	101	FV	232,200	0	4,011.	281,000	513,200	513,200	Year End	1/4/2016
2015	101	FV	219,100	0	4,011.	275,600	494,700	494,700	Year End Roll	12/11/2014
2014	101	FV	219,100	0	4,011.	256,100	475,200	475,200	Year End Roll	12/16/2013
2013	101	FV	219,100	0	4,011.	243,700	462,800	462,800		12/13/2012

PRINT

Date	Time
12/11/20	01:29:35

LAST REV

Date	Time
01/02/18	08:25:42
ekelly	
11308	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	2032-6 9		1/1/1990		100	No	No		A

USER DEFINED

Prior Id # 1:	94793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2016	1202	Porch	17,795					repair front porch
9/10/2014	1163	Re-Roof	6,340					Strip and re-roof.
1/3/2013	9	Manual	127,365	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
1/26/2009	Measured	372	PATRIOT
11/15/1999	Meas/Inspect	263	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.35	9									432,264						432,300	

Total AC/HA: 0.09208 | Total SF/SM: 4011 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 432,264 | Spl Credit | Total: 432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357054
Depreciation:	66412
Depreciated Total:	290642

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

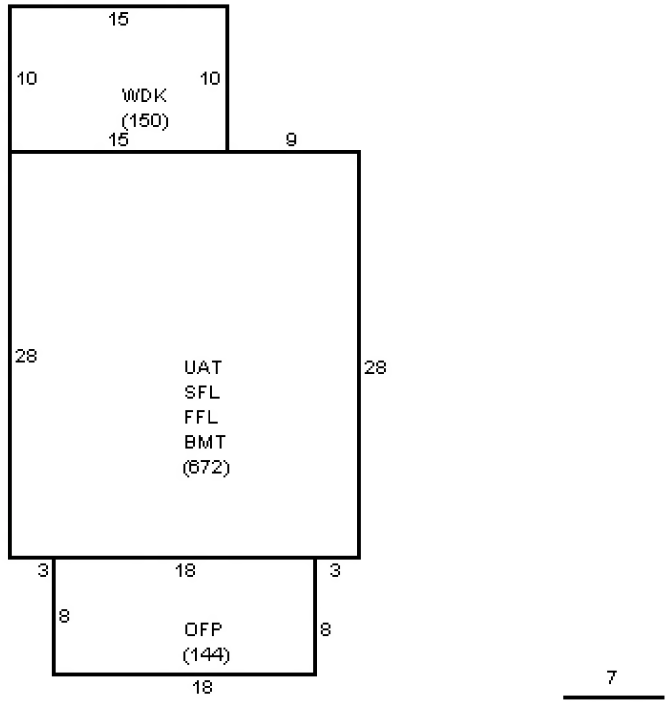
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	117.27
Final Total:	290600	Val/Su SzAd	216.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	52.120	35,023
FFL	First Floor	672	173.730	116,745
SFL	Second Floor	672	173.730	116,745
UAT	Upper Attic	168	69.490	11,674
WDK	Deck	150	12.540	1,881
OFP	Open Porch	144	27.680	3,985
	Net Sketched Area:	2,478	Total:	286,053
Size Ad	1344	Gross Are	2982	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

145.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: